

13th April 2018

**Relaxation on the pre-requisite in compliance of
the Fire Safety Directions (FSDn) under VBAS Assessment Item 7.1 of
the Building Management Category (Element 7)**

Hong Kong Quality Building Assessment Panel (HKQBAP) Secretariat reviews from time to time the details of Voluntary Building Assessment Scheme (VBAS) for continuous improvement.

The absence / compliance of orders/ directions/ notices served by Building Authority / Fire Services Department is a pre-requisite for awarding VBAS Certificate under Assessment Item 7.1 of the Building Management Category (Element 7). It was observed that the buildings receiving Fire Safety Directions (FSDn) have often faced great difficulties to discharge the directions in improvement nature and, as a result, largely prolong the time for VBAS certification.

Considering that the compliance of the FSDn was not a requirement under Mandatory Building Inspection Scheme (MBIS), Members of the HKQBAP has agreed to **relax the assessment requirement of Item 7.1 and exclude the absence / compliance of FSDn as a pre-requisite for VBAS certification**, which would be on par with the MBIS. However, the assurance of the public safety is still the prime concern of VBAS certification, and buildings with critical defects that pose an obvious imminent danger will not be awarded with VBAS certificates.

This relaxation is in effect immediately for both existing and future applications. The relaxed requirement is incorporated in the VBAS Assessment Manual, Form and Pre-assessment checklist (April 2018).